093.0	0007	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,800 /	741,800
					USE VALUE:	741,800 /	741,800
					ASSESSED:	741,800 /	741,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUSDON JOHN
Owner 2:	COODLY LAVANYA
Owner 3:	
Street 1:	115 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALBERTSON MICHAEL L--ETAL -
Owner 2:	KAMENTSKY ELLEN -
Street 1:	115 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,772 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Vinyl Exterior and 2270 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5772.000	318,500	8,100	415,200	741,800
Total Card	0.133	318,500	8,100	415,200	741,800
Total Parcel	0.133	318,500	8,100	415,200	741,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.78 | /Parcel: 326.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60926
GIS Ref
GIS Ref
Insp Date 08/20/18

!7666!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,600	8100	5,772.	415,200	741,900	741,900	Year End Roll	12/18/2019
2019	101	FV	249,400	8500	5,772.	421,100	679,000	679,000	Year End Roll	1/3/2019
2018	101	FV	241,400	8500	5,772.	314,400	564,300	564,300	Year End Roll	12/20/2017
2017	101	FV	241,400	8500	5,772.	284,700	534,600	534,600	Year End Roll	1/3/2017
2016	101	FV	241,400	8500	5,772.	272,900	522,800	522,800	Year End	1/4/2016
2015	101	FV	235,400	8800	5,772.	231,300	475,500	475,500	Year End Roll	12/11/2014
2014	101	FV	235,400	8800	5,772.	219,500	463,700	463,700	Year End Roll	12/16/2013
2013	101	FV	235,400	8800	5,772.	208,800	453,000	453,000		12/13/2012

PRINT

Date	Time
12/10/20	22:16:54

LAST REV

Date	Time
09/21/18	10:18:01
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7666

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALBERTSON MICHA	53388-430		8/14/2009		450,000	No	No		
NIGRO RONALD &	23533-279		8/13/1993		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	60926
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS INT REF	BS	Barbara S
4/1/2009	Measured	197	PATRIOT
1/28/2000	Measured	263	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5772		Sq. Ft.	Site		0	70.	1.03	5									415,212						415,200	

Total AC/HA: 0.13251 | Total SF/SM: 5772 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 415,212 | Spl Credit | Total: 415,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19291615
Const Adj.:	0.98500049
Adj $ / SQ:	152.753
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432804
Depreciation:	114260
Depreciated Total:	318544

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

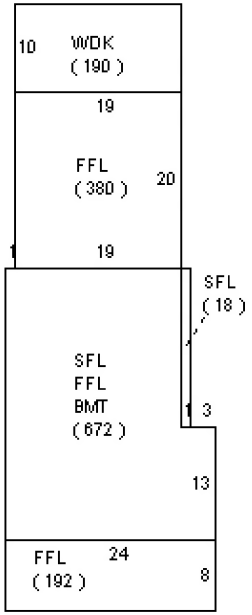
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	152.75
Special Features:	0	Val/Su Net:	113.91
Final Total:	318500	Val/Su SzAd	164.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,244	152.750	190,025
SFL	Second Floor	690	152.750	105,400
BMT	Basement	672	73.320	49,272
WDK	Deck	190	11.090	2,108

Net Sketched Area:	2,796			Total:	346,805
Size Ad	1934	Gross Are	2796	FinArea	2270

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1985	0.00	T	27.2	101						
2	Frame Shed	D	Y	1	8X8	A	AV	1985	0.00	T	27.2	101						
12	Pool-Gunite	D	Y	1	16X32	A	AV	1981	22.87	T	30.4	101			8,100			8,100

More:	N	Total Yard Items:	8,100	Total Special Featues:		Total:	8,100